

NORTH OGDEN PLANNING COMMISSION

MEETING MINUTES

September 18, 2013

The North Ogden Planning Commission convened in a regular meeting on September 18, 2013 at 6:37pm in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on September 13, 2013. Notice of the annual meeting schedule was published in the Standard-Examiner on December 30, 2012.

COMMISSIONERS:

Eric Thomas	Vice-Chairman
Joan Brown	Commissioner
Steve Quinney	Commissioner (participated via electronic means)
Don Waite	Commissioner

STAFF:

Craig Barker	Community Development Director
Gary Kerr	Building Official
Stacie Cain	Community Dev. Coord./Deputy City Recorder

EXCUSED:

Blake Knight	Commissioner
Dee Russell	Commissioner

VISITORS:

Dustin Bay
Ronald Anderson
Darrell Buxton

REGULAR MEETING

Vice-Chairman Thomas called the regular meeting to order at 6:37pm. Commissioner Quinney offered the invocation and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

1. CONSIDERATION TO APPROVE THE AUGUST 7, 2013 PLANNING COMMISSION MINUTES.

Commissioner Brown made a motion to approve the August 7, 2013 Planning Commission minutes. Commissioner Waite seconded the motion.

Voting on the motion:

Vice-Chairman Thomas	yes
Commissioner Brown	yes
Commissioner Quinney	yes
Commissioner Waite	yes

The motion passed.

2. CONSIDERATION TO APPROVE THE AUGUST 21, 2013 PLANNING COMMISSION MINUTES.

Commissioner Waite made a motion to approve the August 21, 2013 Planning Commission minutes. Commissioner Brown seconded the motion.

Voting on the motion:

Vice-Chairman Thomas	yes
Commissioner Brown	yes
Commissioner Quinney	yes
Commissioner Waite	yes

The motion passed.

ACTIVE AGENDA

Commissioner Waite made a motion to amend the agenda for the meeting to postpone items 1, 6, 7, and 8 until the next regularly scheduled meeting of the Planning Commission due to the fact that several members are not present this evening. Commissioner Brown seconded the motion.

Voting on the motion:

Vice-Chairman Thomas	yes
Commissioner Brown	yes
Commissioner Quinney	yes
Commissioner Waite	yes

The motion passed.

2. PUBLIC COMMENTS

There were no public comments.

3. CONSIDERATION TO APPROVE A BOUNDARY LINE ADJUSTMENT FOR 3534 N 700 E.

A memo from Community Development Director Craig Barker explained the owners of these two lots desire to adjust the boundary of their lots according to the way by which they occupy the ground. The owner of lot 193 will add the triangle of property shown on the drawing to his ownership. Staff sees no issues with this proposal and therefore, recommends that the Planning Commission approve this Boundary Line adjustment.

Mr. Barker reviewed his staff memo.

Commissioner Waite made a motion to approve a boundary line adjustment for 3534 N 700 E. Commissioner Brown seconded the motion.

Voting on the motion:

Vice-Chairman Thomas	yes
Commissioner Brown	yes
Commissioner Quinney	yes
Commissioner Waite	yes

The motion passed unanimously.

4. CONSIDERATION TO APPROVE A BOUNDARY LINE ADJUSTMENT FOR BACH SELF STORAGE, LOCATED AT 2197 N 400 E.

A memo from Community Development Director Craig Barker explained the Bach Self Storage facility at the above address has acquired additional property to the south of the existing facility. This property will be used as an outdoor storage area for vehicles, recreational vehicles, and trailers of any type. The area will consist of 2.8 acres to be added to the existing property to make one piece. Staff recommends that the Planning Commission approve the Boundary Line Adjustment for Bach Self Storage.

Mr. Barker reviewed his staff memo.

Commissioner Brown made a motion to approve a boundary line adjustment for Bach Self Storage, located at 2197 N 400 E. Commissioner Waite seconded the motion.

Voting on the motion:

Vice-Chairman Thomas	yes
Commissioner Brown	yes
Commissioner Quinney	yes
Commissioner Russell	yes
Commissioner Waite	yes

The motion passed unanimously.

5. CONSIDERATION TO APPROVE A SITE PLAN FOR BACH SELF STORAGE.

A memo from Community Development Director Craig Barker explained this proposal is to add the 2.8 acres of land to the existing Bach Self Storage facility. It is proposed that this area will be used for outdoor parking and storage. There will be 135 parking stalls on this area. The design of the area is the same as the existing storage facility with a precast concrete wall which matches the existing wall surrounding the new area. There will be a landscaped perimeter next to the wall with decorative trees and turf approximately 10 feet wide on the east and south. The west boundary will be much wider (35 ft+-) with trees and turf as well except for the northwest corner which will be a storm water basin. The north side of the addition will abut the existing walled area of the storage site. This wall will be removed and a landscaped area will be added with drive openings for access to the open storage. There will be lighting on the site for night vision. The Planning Commission should require covered, recessed lighting to avoid light spillover to adjacent property which is currently vacant. Staff recommends that the Planning Commission approve the site plan for this addition.

Mr. Barker reviewed his staff memo as well as plat map for the area to highlight the area of the subject property. He added that the Fire Marshall has not had the opportunity to conduct his inspection of the site and, therefore, any motion made by the Planning Commission should be contingent upon the Fire Marshall granting approval of the site plan application. He stated the concern of staff regarding the application is relative to the onsite exterior lighting; he is not sure the type of head that will be used on the lights, but in the past there have been problems with the security lighting due to the fact that it was very bright for the neighboring tenants living in a townhome development. He recommended the Planning Commission require recessed lights that only provide a cone of light onto the property below.

Vice-Chairman Thomas inquired as to the required height of the fence that will be erected on the property. Mr. Barker stated it must be eight feet in height.

A short discussion regarding complaints relative to the types of lights used on the site then ensued with Mr. Barker providing a brief explanation of the nature of the concerns.

Mr. Barker then referred to the ditch running adjacent to the property; he noted the ditch handles storm water, irrigation, and some spring-fed water. He stated some long existing ditches in the City may have begun as irrigation ditches, but over the past several decades they have been used

for storm water generated by developments throughout the City. He stated he reached out to the owner of the property on which the ditch is located and he did not have any concerns regarding the development. He stated some ditches in the City were created to serve as irrigation ditches, but as development has occurred in the City, the ditches have been used for storm water drainage as well and the owner of this ditch is concerned about that, though he had no concerns regarding this particular site plan.

Ronald Anderson, no address given, stated he owns the property east of the subject property and he is familiar with the ditch and he provided a brief summary regarding how the ditch is routed and noted it has been abandoned for several years. Mr. Barker stated he will research the usage of the ditch further and discuss this issue with the City Manager if necessary.

Dustin Bay, Engineer from Gardner Engineering, stated he did most of the design for this project and the owner has been very adamant regarding addressing the lighting issues that existed on the project in the past, but he has not decided upon the type of light that he would like to use on the project. He stated once that decision is made, the information will be provided to the City. He stated he anticipates the street lights will be between 15 and 20 feet tall.

A short discussion about the Fire Marshall's pending inspection of the subject property then took place.

Mr. Anderson reiterated he owns the property to the east of the subject property and it is zoned for commercial use. He asked how close he can build a building to the property line of the subject property. Mr. Kerr stated there is no required buffer between buildings on commercial properties.

Commissioner Brown made a motion to approve a site plan for Bach Self Storage contingent upon the Fire Marshall's inspection and approval of the site plan and that the lighting plan for the project will be approved by City staff. Commissioner Waite seconded the motion.

Voting on the motion:

Vice-Chairman Thomas	yes
Commissioner Brown	yes
Commissioner Quinney	yes
Commissioner Waite	yes

The motion passed unanimously.

9. PUBLIC COMMENTS.

There were no public comments.

10. PLANNING COMMISSION/STAFF COMMENTS.

Vice-Chairman Thomas reported the October 2, 2013 Planning Commission meeting will be closed to the public as Planning Commission training will be conducted; active agenda items will be heard on October 16, 2013. Mr. Barker provided a brief synopsis of a few projects the Planning Commission will be asked to consider at their October 16, 2013 meeting.

Vice-Chairman Thomas thanked those members of the Planning Commission that attended Planner's Day at the Utah League of Cities and Towns (ULCT) Conference last week. He stated he will invite a report from Commissioner Knight and Quinney regarding the training at the next Planning Commission meeting.

Commissioner Waite stated there were discussions during the training that someone in the State is driving high density, mixed-use developments. Mr. Barker stated that is Envision Utah; it is an entity that was created by the State of Utah 15 years ago. Commissioner Waite stated he is curious who is funding that idea; there is a group of people that has created a software package that can be used to view how that type of development would look. Mr. Barker stated he believes that type of development has grown as a result of the extension of the Utah Transit Authority (UTA) Front Runner line and the need to develop ground around the stops and hubs associated with the line. Discussion regarding the origination of the entity continued with staff input from Mr. Barker.

11. ADJOURNMENT.

Commissioner Brown made a motion to adjourn the meeting. Commissioner Waite seconded the motion.

Voting on the motion:

Vice-Chairman Thomas	yes
Commissioner Brown	yes
Commissioner Quinney	yes
Commissioner Waite	yes

The motion passed unanimously.

The meeting adjourned at 7:19 p.m.

Planning Commission Chair

Stacie Cain,
Community Dev. Coord./Deputy City Recorder

Date approved